

ATTACHMENT C - SPECIFIC PLAN AMENDMENT EXHIBIT

MILPITAS MIDTOWN SPECIFIC PLAN

opment project area; adoption of new design review guidelines and procedures. These mechanisms are described further in this element.

REGULATORY AND REVIEW POLICIES

POLICY 7.1: ENFORCE THE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES (SEE SECTION 8.0 OF THIS PLAN) TO ENSURE THAT NEW DEVELOPMENT IS OF A HIGH-QUALITY AND CONSISTENT WITH SPECIFIC PLAN OBJECTIVES.

The Specific Plan sets forth a comprehensive set of Development Standards and Design Guidelines that are intended to ensure that new development is of high-quality, and is oriented and designed to reinforce the public realm of the Midtown Area, specifically the streets, pathways, parks and transit stations.

POLICY 7.2: PROPOSED PLANS SHALL UNDERGO A SUPPLEMENTAL ARCHITECTURAL REVIEW FOR NEW OFFICE AND HIGH-DENSITY RESIDENTIAL AND OTHER APPROPRIATE DEVELOPMENT TO ENSURE HIGH-QUALITY DEVELOPMENT. THE APPLICANT WILL BEAR THE COST OF SUCH A REVIEW.

In order to ensure that new development is of a high-quality and is consistent with the intent of the Specific Plan, review will be conducted on proposed development plans in the Midtown Area. This is a procedure that the City currently undertakes for new development proposals. The final decision on design review will rest with the final decision making body.

POLICY 7.3: ENCOURAGE AGGREGATION OF PARCELS ALONG MAIN STREET IN ORDER TO MEET THE NEEDS OF HIGHER INTENSITY COMMERCIAL AND RESIDENTIAL DEVELOPMENT.

Parcel sizes within the Main Street area are very small. Effective new development in this area would be facilitated by an aggregation of smaller parcels into larger parcels that allow for better overall site plans than could be achieved by piecemeal development of individual parcels.

POLICY 7.4: REQUIRE THE PREPARATION OF A CO-ORDINATED DEVELOPMENT PLAN (PRECISE PLAN) FOR SEVERAL PARCELS WHEN DEVELOPMENT IS PROPOSED ON THE FOLLOWING SITES, AS DESIGNATED IN FIGURE 7.2. 7.1.

Coordinated development plans would be required for the following parcels:

- Serra Way and Main Street

The intent of this policy is to coordinate development over several parcels, so that each individual development contributes to a coherent ~~overall~~ site plan for a larger area. When a project developer located in ~~one~~ of the areas shown in Figure 7.2 approaches the City regarding future development, a ~~site plan for the overall area~~ will be required. Issues to be addressed at the Precise Plan level include: coordination of circulation and access; placement and configuration of parking; and building orientation. Opportunities for coordinating parcel access (i.e., sharing driveways and minimizing curbcuts) are a key issue along Main Street.

any

7.1

Precise Plan for the project site